



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 9, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:15 P.M. in Council Chambers
Conference Room of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL,
MEMBERS MICHAEL BUCKLEY, STEVEN EVANS, BYRON GOYNES, LAURA
McSWAIN AND STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN
KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING &
DEVELOPMENT DEPT., ANDREW REED - PLANNING & DEVELOPMENT DEPT.,
TROY JESCHKE - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC
WORKS, QIONG LIU - PUBLIC WORKS, GARY PHILLIPS - PUBLIC WORKS, BRYAN
SCOTT - CITY ATTORNEY'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE,
LINDA OWENS - CITY CLERK'S OFFICE

MINUTES:

ANDREW REED, Planning and Development, called the Briefing to order at 5:32 P.M.

ITEM 1, TM-0015-02:

MR. REED stated that on 5/1/2002 the City Council approved a Variance to allow a reduction in the open space. Based on that action, staff has changed its recommendation for this Tentative Map from denial to approval.

ITEM 3, TM-0027-02:

BART ANDERSON, City of Las Vegas, Public Works, noted that because of a change in the Master Plan, Condition 7 should be deleted. Therefore, this item should be pulled off the Consent portion of the agenda and heard separately.

ITEM 8, Z-0012-02 and ITEM 9, Z-0012-02(1):

MR. REED announced that this afternoon the applicant requested these items be held so that they may meet with staff to resolve issues related to this application. The applicant is requesting a two-week abeyance. Staff would like these items held for four weeks, to the 6/13/2002 meeting, so that there is sufficient time for staff to review any revisions to the proposed development plan.

City of Las Vegas

PLANNING COMMISSION MEETING OF MAY 9, 2002

Planning and Development Department

Briefing

MINUTES - Continued:

ITEM 17, V-0023-02:

MR. REED advised that the applicant may not be at the meeting. Staff would not object to holding this item in abeyance for one month.

ITEM 18, V-0025-02, ITEM 19, V-0026-02, and ITEM 20, SD-0016-02:

MR. ANDERSON explained that this structure is in the right-of-way. The right-of-way extends about ten feet beyond the sidewalk. The applicant should submit a Vacation of right-of-way, which should record prior to when the structure is occupied.

ITEM 21, V-0027-02:

MR. REED said the Site Development Plan Review is going on to the City Council, so this Variance should also be heard by the City Council.

ITEM 36, MSP-0002-01(1):

MR. REED advised the Commissioners that this item should be stricken from the agenda as it has been reviewed and approved by the Centennial Hills Architectural Review Committee.

ITEM 45, Z-0102-86(5):

MR. REED said staff has determined that this application is not necessary and should be stricken from the agenda.

ITEM 46, TA-0007-02:

MR. REED stated that staff would like to have this item held in abeyance until the 6/13/2002 Planning Commission meeting so that additional information can be obtained.

GENERAL DISCUSSION:

MR. ANDERSON referred to a Planning Commission workshop. There was a request to discuss the wastewater treatment facilities. However, staff was unable to get that item on the Workshop meeting agenda. Staff can arrange for tours of an existing facility so the Commissioners can see what is done and how it is done.

BRIEFING ADJOURNED AT 5:43 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 9, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT www.ci.las-vegas.nv.us. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN GALATI.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS MICHAEL BUCKLEY, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., ANDREW REED - PLANNING & DEVELOPMENT DEPT., TROY JESCHKE - PLANNING & DEVELOPMENT DEPT., JARED GERBER - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, QIONG LIU - PUBLIC WORKS, GARY PHILLIPS - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE, LINDA OWENS - CITY CLERK'S OFFICE

(6:00)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

SUBJECT:

Approval of the minutes of the April 11, 2002 Planning Commission Meeting

MOTION:

TRUESDELL - APPROVED - UNANIMOUS with QUINN abstaining as he did not attend the meeting

MINUTES:

There was no discussion.

(6:02)

1-40



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

CHAIRMAN GALATI noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TM-0015-02 - LONE MOUNTAIN SPRINGS - KB HOME NEVADA, INC. - Request for a Tentative Map for 57 lots on 10.82 acres located adjacent to the southeast corner of Alexander Road and El Capitan Way (APN: 138-08-501-001 through 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED Item 1 [TM-0015-02], Item 2 [TM-0019-02], Item 4 [TM-0028-02] and Item 5 [U-0010-00(1)] subject to conditions - **UNANIMOUS** with **BUCKLEY** abstaining on Item 1 [TM-0015-02] and Item 4 [TM-0028-02] and **McSWAIN** abstaining on Item 1 [TM-0015-02] as those items involve clients of their firms

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:08 - 6:09)

1-240

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 1 - TM-0015-02

CONDITIONS:

Planning and Development

1. A Variance (V-0098-01) for reduction in the amount of open space required for this development approved by the City Council.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. All development shall comply with all applicable conditions of approval for Rezoning (Z-0103-01), for Site Development Plan Review [Z-0103-01(1)] and all other applicable site-related actions.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. The Final Map for this subdivision must show appropriate public street dedications in accordance with the approved Traffic Impact Analysis for this site.
8. Public drainage easements must be common lots to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0019-02 - CRAIG MARKETPLACE - GREAT AMERICAN CAPITAL - Request for a Tentative Map for one lot on 16.64 acres located adjacent to the southeast corner of Craig Road and Tenaya Way (APN's: 138-03-701-011, 012, 018 & 020), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESEL - APPROVED Item 1 [TM-0015-02], Item 2 [TM-0019-02], Item 4 [TM-0028-02] and Item 5 [U-0010-00(1)] subject to conditions - **UNANIMOUS** with **BUCKLEY** abstaining on Item 1 [TM-0015-02] and Item 4 [TM-0028-02] and **McSWAIN** abstaining on Item 1 [TM-0015-02] as those items involve clients of their firms

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:08 - 6:09)

1-240

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 2 - TM-0019-02

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the conditions of approval for Rezoning (Z-0071-99), Site Development Plan Review [Z-0071-99(1))] and all other site-related actions.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. In accordance with the intent of a commercial subdivision, this pad site shall allow for the perpetual common access between the various parcels/owners within the Craig Marketplace Commercial subdivision area.
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0027-02 - IRON MOUNTAIN RANCH VILLAGE 9 - KB HOME NEVADA INC. -
Request for a Tentative Map for 260 lots on 38.00 acres located adjacent to the northeast corner of Bradley Road and Brent Lane (APN:125-12-501-003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development, 7 Units per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions with Condition 7 deleted - UNANIMOUS with BUCKLEY and McSWAIN abstaining as this item involves KB Home Nevada Inc., which is a client of their firms

This is final action.

MINUTES:

ANDREW REED, Planning and Development, stated this Tentative Map complies with the Subdivision Code. However, the Department of Public Works would like to change a condition.

BART ANDERSON, Public Works, said that after having discussions with the applicant and because of the modifications to the Master Plan of Streets and Highways for this area, Condition 7 should be deleted. That condition requires additional rights-of-way for dedicated right turns.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 3 - TM-0027-02

MINUTES - Continued:

ALISON HAYES, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant. She concurred with staff's conditions and the deletion of Condition 7.

There was no further discussion.

(6:09 - 6:11)
1-270

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the conditions of approval for Rezoning (Z-0059-01), Site Development Plan Review [Z-0059-01(2)], the Iron Mountain Ranch Residential Planned Development Master Plan, all other site-related actions.
3. Create non-residential lots for the entire equestrian trail outside the public right-of-way on the east side of Bradley Road, to be conveyed to the City upon acceptance of the trail improvements and construct such trail concurrent with development of this site. The Homeowner's Association shall be required to maintain all portions of the trail until accepted by the City and once accepted those portions of the trail not conveyed to the City. The design of the trail shall comply with the standards of the Recreation Trails Element of the 2020 Master Plan.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. The Final Map for this subdivision must show appropriate public street dedications in accordance with Standard Drawings #201.1 and #245.1 for dedicated right turn lanes and dual left turn lanes, and Standard Drawings #234.1, #234.2 and #234.3 for bus turnouts.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 3 - TM-0027-02

CONDITIONS – Continued:

8. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
9. Grant pedestrian walkway easements for all public sidewalks not located within the public right-of-way.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0028-02 - CENTENNIAL HEIGHTS - KIMBALL HILL HOMES - Request for a Tentative Map for 120 lots on 15.29 acres located adjacent to the northwest corner of Farm Road and Fort Apache Road (APN's: 125-18-601-009, 010, & 011), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED Item 1 [TM-0015-02], Item 2 [TM-0019-02], Item 4 [TM-0028-02] and Item 5 [U-0010-00(1)] **subject to conditions - UNANIMOUS** with BUCKLEY abstaining on Item 1 [TM-0015-02] and Item 4 [TM-0028-02] and McSWAIN abstaining on Item 1 [TM-0015-02] as those items involve clients of their firms

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:08 - 6:09)

1-240

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 4 - TM-0028-02

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0010-02(1)] and the TC (Town Center) Plan Development Standards.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. The Final Map for this subdivision must show appropriate public street dedications in accordance with Standard Drawings #201.1 and #245.1 for dedicated right turn lanes and dual left turn lanes, and Standard Drawings #234.1, #234.2 and #234.3 for bus turnouts.
7. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
8. Landscape and maintain all unimproved rights-of-way on Farm Road and Fort Apache Road adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Farm Road and Fort Apache Road public right-of-way adjacent to this site prior to occupancy of this site.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 4 - TM-0028-02

CONDITIONS – Continued:

10. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
14. Site development to comply with all applicable conditions of approval for Z-0010-02, Z-0010-02(1) and all other site related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0010-00 (1) - KRYFAM LIMITED PARTNERSHIP - Request for an Extension of Time of an Approved Special Use Permit FOR A MINI-STORAGE FACILITY on property located adjacent to the southeast corner of Sky Pointe Drive and Tenaya Way (APN's: 125-27-410-004, 005, 008 and 009), T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESEL - APPROVED Item 1 [TM-0015-02], Item 2 [TM-0019-02], Item 4 [TM-0028-02] and Item 5 [U-0010-00(1)] subject to conditions - **UNANIMOUS** with **BUCKLEY** abstaining on Item 1 [TM-0015-02] and Item 4 [TM-0028-02] and **McSWAIN** abstaining on Item 1 [TM-0015-02] as those items involve clients of their firms

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:08 - 6:09)

1-240

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 5 - U-0010-00(1)

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within two years of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.
2. Compliance with all Conditions of Approval of Special Use Permit U-0010-00 and the Town Center Development Standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RENOTIFICATION - SNC-0001-02 - NEVADA POWER COMPANY - Request for a Street Name Change FROM: Chuck Lenzie Court TO: Steve Rigazio Court generally located north of Sahara Avenue, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to condition - UNANIMOUS

To be heard by the City Council on 6/5/2002

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this item is back on the agenda because of a notification error. Staff recommended approval subject to the condition.

MICHELLE BALTZ, 626 West Sahara Avenue, appeared in order to represent the applicant. She concurred with staff's condition.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:11 - 6:13)

1-320

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 6 - SNC-0001-02

CONDITIONS:

Public Works

1. The applicant shall be responsible for all costs related to this Street Name Change, including signage and installation.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - NOT TO BE HEARD BEFORE 7:00PM - Z-0167-94(2) - STRATOSPHERE GAMING CORPORATION - Request for a Site Development Plan Review FOR A PROPOSED AMUSEMENT/THRILL RIDE on approximately 8.4 acres located at 2000 Las Vegas Boulevard South (APN: 162-03-301-016, 162-03-401-001, 162-03-410-001 through 004), C-2 (General Commercial) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

670

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

78

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Petitions in Approval and Opposition
5. Letters in Opposition
6. Telephone Lists

MOTION:

GOYNES - NO RECOMMENDATION - Motion for APPROVAL subject to conditions did not carry with EVANS and McSWAIN voting NO and BUCKLEY abstaining because his firm does legal work for the Stratosphere, TRUEDELL abstaining because he owns property immediately adjacent to the site, and GALATI abstaining because ATTORNEY MORAN represents a project his firm is affiliated with.

To be heard by the City Council on 6/5/2002, not prior to 5:00 P.M.

NOTE: There was an initial motion by EVANS for Denial that did not carry with QUINN and GOYNES voting NO and BUCKLEY abstaining because his firm does legal work for the Stratosphere, TRUEDELL abstaining because he owns property immediately adjacent to the site, and GALATI abstaining because ATTORNEY MORAN represents a project his firm is affiliated with.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

TROY JESCHKE explained that the proposal is a scaled-down version of the original application, now being 190 feet shorter and 27 mph slower. The ride will be attached to the exterior of the hotel and be accessed from the interior of the hotel. It will be fully enclosed and accommodate 10-12 persons. Of the three cars proposed only one car will operate at any given time. MR. JESCHKE went on to describe the flight pattern of the car and several details relating to structural composition and materials. He noted that the parking lot across the street will be utilized as an overflow lot to be used by the hotel and casino and does conform to the Las Vegas Downtown Centennial Plan requirements.

Over 2,127 notices were mailed informing residents that this application was for a site development review only. The ride as proposed is a permitted use with the C-2 zoning and does not require any special use permits or rezoning. MR. JESCHKE specifically cited the criteria by which the Planning and Development Department determines eligibility.

ATTORNEY JOHN MORAN, JR. and ATTORNEY J.T. MORAN III, of Moran and Associates, appeared on behalf of the Stratosphere and began the presentation by introducing RICH BROWN, ALBO ANTANUCCI and RON MURRAY. ATTORNEY MORAN stated that during his presentation he would bring forward four experts who would attest to the various aspects of the Stratosphere project. He introduced FRED BOLLINGBROOK, President of Arrow Dynamics, designers of the ride; TED EGERTON of LOX Engineering who would speak on traffic patterns; AMIR YASSODONNEZ, an acoustics expert; and Engineer BRENT WRIGHT who would address the concerns of the neighboring ALARMCO concerns regarding vibrations.

ATTORNEY MORAN asked the audience to be courteous and withhold their comments until it was their opportunity to speak. Addressing those present he asked those in favor of this project to stand and show their support. COMMISSIONER QUINN also asked those who opposed the project to stand. There were 95 individuals in support and 78 who opposed. COMMISSIONER McSWAIN asked if those who lived in the area or within the notification area would remain standing.

COMMISSION QUINN questioned whether those people favoring the project had signed forms indicating such. ATTORNEY MORAN responded that he has had no contact with any of the people present who support the project, but that he did have and would submit a petition of signatures.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES - Continued:

ATTORNEY MORAN gave a recap of his relationship to this particular area. After he became an attorney, he was approached by BOB STUPAK to represent him. He credited MR. STUPAK for having the foresight and vision that Las Vegas would one day have a landmark with the creation of a fabulous hotel. He noted that despite much opposition from the Federal Aviation Agency (FAA) and numerous protests from the adjoining neighborhoods against building the tallest building, MR. STUPAK was indeed successful in getting his project off the ground. In 1997, MR. ICAHN entered the picture and provided the capital to finish the rooms that remained undone and basically acquired the property to undertake major renovations and improvements.

ATTORNEY MORAN showed a booklet that was comprised of documentation tracing the history of the Stratosphere. In an effort to promote the proposed thrill ride, which he termed a new and exciting attraction, MR. ICAHN detailed his plans to expend huge amounts of money to further develop and expand the Stratosphere so that tourists and locals alike could reap the benefits, enjoyment, excitement and creativity that would create world wide recognition and attract multitudes of tourists. In addition, the proposed attraction will generate an influx of tourists, additional exposure for needed revenue for adjacent businesses and the establishment of more jobs.

ATTORNEY MORAN stated that a booklet was prepared, a copy of which would be put into the record today, that showed the chronology of events he spoke of. In that booklet is contained a letter from CARL ICAHN addressed to the Mayor and Council dated 10/8/2001. He stated that he believed a new and exiting attraction would bring an influx of tourists and generate worldwide exposure for the properties and projects located in the City of Las Vegas. This attraction will help further develop the Stratosphere beyond what is already accomplished with the recent expansion that established an additional 1000 plus rooms, more tourists, and more exposure for area businesses in the City of Las Vegas. The proposed project would attract millions of monorail riders to the north end of the Strip and downtown. With the approval and planned construction of the monorail, future expansion plans for the Stratosphere have already been developed.

ATTORNEY MORAN described MR. ICAHN as being the first largest employer in the City of Las Vegas and the third largest owner of property in the community. He anticipates this thrill ride will generate 765,000 guests minimally more per year. Despite the recent 9-11 occurrences, MR. ICAHN is still willing to go forward with his plans and spend upwards of \$100 million, but he believes he needs an exciting attraction in order to accomplish this.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES - Continued:

ATTORNEY MORAN presented a proposed master plan that illustrates MR. ICAHN'S future endeavors. He stated that MR. ICAHN has already spent additional money for the acquisition of a retail store located within the hotel and proposes to spend at least \$15 million to build a monorail station on his property. He proposed construction of an additional wing that will contain 800-1000 rooms and put in a convention center and then relocate the parking area away from the strip and create a new entrance with water features likened to some of the resorts along the Strip in the County. ATTORNEY MORAN credits MR. ICAHN for contributing to the development of this area. A recent study indicated an increase of 5.5% appreciation in the property values of the area.

If the proposed master plan is carried out, it will result in the creation of over 200 jobs alone just for the attraction ride and then the actual construction; a phenomenal accomplishment in light of the many layoffs that have occurred since 9-11.

Referring to the ward maps, ATTORNEY MORAN pointed out that a number of MR. ICAHN'S employees who support this project and who are employed at any of his three businesses throughout the City, actually live in the neighboring areas. Using an overlay of the ward maps, ATTORNEY MORAN noted that there are 608 Stratosphere employees, 76 employed at Arizona Charlies West and 103 at Arizona Charlies East who live in the district. He indicated on the ward maps those resident employees who support this project as well as those who support the project but live in other wards. That number totalled well over 3000 employees.

ATTORNEY MORAN did a comparative study of other hotel resorts along the Strip that provide exciting, dynamic, adventuresome and enticing attractions; keeping in mind they are all located within the County. He named the Luxor, the Excalibur, the New York New York, the MGM, the Holiday Inn Boardwalk, the Bellagio, the Caesars Palace, the Harley Davidson Café, the Paris, the Mirage and the Treasure Island and maintained that as a businessman, one would have to realize that the competition along the Strip would warrant an exclusive, very competitive attraction that would draw large throngs of visitors beyond the County boundaries into the City limits.

ATTORNEY MORAN stated that MR. ICAHN should be afforded the opportunity to fulfill his dream and his vision by allowing him to create an attraction that is exciting and thrilling yet still complies with the Law and the Statutes and is in concurrence with staff's recommendations.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES - Continued:

ATTORNEY MORAN also mentioned that the Stratosphere in a survey taken of the top ten hotels on the Strip, placed No. 2 with its current attraction ride. Inasmuch as the Stratosphere is the only hotel on the Strip in the City, his consensus was that that is exactly the type of advertising that the City of Las Vegas needs. In addition he noted for the record that the City also improved the Gorilla Ride in 1996. Twelve months later, when MR. ICAHN purchased the Stratosphere, he went forward with improving the hotel but rather than going on with the construction of the approved Gorilla Ride, he determined another attraction would be far more feasible. ATTORNEY MORAN submitted a copy of the conditions that were recommended by staff when the initial application was made and concluded that staff was in concurrence when it determined that the application was appropriate, the elevations were appropriate and there would be no affect on local traffic patterns due to access, layout, and circulation. ATTORNEY MORAN once again recited the same six conditions read by MR. JESCHKE at the beginning of this item and maintained that his client is in accordance with all conditions as stated.

With the presentation of this new thrill ride application he explained that a number of modifications have been made. The ride has been reduced in height and the ride has been moved farther west from the property line on the east, where landscaping and planters will be situated. ATTORNEY MORAN showed an aerial caption designating the various modifications to give the Council a visual concept of the revised plans. He illustrated pictures of the surrounding area that showed massage parlors and condemned residences and noted that although there are some beautiful homes behind and on the east side of the Stratosphere, if given the opportunity to construct and publicize its project, the Stratosphere could provide the perfect solution for the area businesses because of its focus on promoting tourism. To enforce his stand, he spoke of recent establishments that have closed down for lack of business and patronage

ATTORNEY MORAN called upon FRED BOLLINGSBROOK, President of Arrow Dynamics. MR. BOLLINGSBROOK explained that Arrow Dynamics was called upon to design the thrill ride because of its long history in the amusement industry spanning well over 54 years. MR. BOLLINGSBROOK commented that Arrow Dynamics has built in excess of 100 roller coasters. He named the various types of rides that his company has built for many of the amusements parks. He noted that this particular ride differs from the conventional roller coaster ride in that it will be quiet. Three things that generate noise are screams, the lift that is maneuvered by a chain dog and the wheels upon the steel tubular tracks. With this coaster, all three elements have been eliminated. By completely enclosing the coaster with a plexiglass material, potential loose articles and screams will be buffered. The chain lift that normally generates a lot of noise has been replaced with an elevated lift that is identical to a freight elevator. He also touched upon the wheel design that is polyurethane and is a 25-inch diameter load wheel that is 8-inches wide, allowing the wheel to spread out the load across the entire flat track. MR. BOLLINGSBROOK stated that a multitude of manhours have been allocated to the design of this roller coaster.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES - Continued:

ATTORNEY MORAN added that the cost of this attraction is estimated at between \$15 to \$20 million.

Prior to introducing TED EGERTON of Lochsa Engineering , ATTORNEY MORAN made reference to a traffic study that was conducted as well as a letter from MR. EGERTON to the Department of Public Works and the response from the Public Works Department. MR. EGERTON summarized his company's credentials and stated that back in 1994 he did the first traffic study for the Stratosphere determining that an anticipated five million visitors would frequent the Stratosphere Tower. Keeping that in mind, recommendations were made to include extension of left turn lanes at Sahara and Las Vegas Boulevard, installation of exclusive right-turn lanes, installation of traffic signals at Las Vegas Boulevard and Baltimore, and modification of three traffic signals at various intersections. Having reviewed the traffic study with the City as well as with the State Department of Transportation, it was determined that no additional roadway features would be required.

ATTORNEY MORAN stated that in letter addressed to MR. GOECKE of the Department of Public Works, the State of Nevada Department of Transportation (NDOT) acknowledged that if approval were given to the Stratosphere for their proposed amusement ride and they conformed to both the City's conditions and those of the Department of Transportation, NDOT would then issue an encroachment certificate for the right-of-way affected.

ATTORNEY MORAN'S next expert from Arup Acoustics, a world-renown acoustical engineering firm, presented a brief overview of the Acoustics Study conducted. AMIR YASSODONNEZ, a licensed acoustical engineer, introduced himself and stated that his major expertise relates to environmental noise as it is compatible to land use. Setting up the noise impact study entailed visits to the neighborhoods to the east and the west side of the Stratosphere and measuring the ambience sound produced by vehicles, aircrafts, lawnmowers, and other general noise sources. This survey took four days. He also consulted the ride designers to determine the ride velocity, friction and ride structure

MR. YASSODONNEZ further stated that because these are all components, they can be evaluated and the amount of noise that will be produced can be determined and the results can be made available to the neighborhoods. MR. YASSODONNEZ also made a comparison study to other theme parks that had similar rides and combined all of the reports to arrive at a prediction as the noise levels that will be generated by this amusement ride. To give everyone an idea as to noise variations, MR. YASSODONNEZ stated that within the room, the exposure would be approximately 55 decibels. Someone running a jack hammer would be exposed to about 95 decibels. A jet taken off would reach 140 decibels, a threshold of pain. He noted that in the area of the Stratosphere, there was much exposure to aircrafts measuring from 51 to 78 decibels, thus indicating that neighborhoods are exposed to significant amounts of noise. Lastly, he displayed a

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES - Continued:

bar graph that measured the noise levels of the Sahara roller coaster and the acceleration of a bus if one is standing nearby at nearly the similar noise levels of 80 decibels. MR. YASSODONNEZ concluded that the noise generated by the Stratosphere ride would generate almost the same level as a car passing by. ATTORNEY MORAN, in conclusion, stressed that the studies were done before any modifications were made to the ride itself.

MR. BRENT WRIGHT of 1309 Wiggins Way representing Wright Engineers explained that he acted as the chief structural engineer for the design of the Stratosphere Tower and hotel expansion. Responding to COMMISSIONER McSWAIN'S inquiry about a letter, he stated that it was in reply to a letter from Alarmco regarding potential vibrations from the ride. Having measured the proximity of Alarmco to the ride itself, MR. WRIGHT indicated that any vibration would be generated by impact as the car rolled along the track, which would be transferred through the structure down into the foundation and then dissipated into the ground. He compared a truck moving along Las Vegas Boulevard as generating a more severe vibration to the ground.

COMMISSIONER McSWAIN asked about his statement comparing an 80,000-lb. truck. She asked what the comparison would be to the ride. MR. WRIGHT clarified that a vehicle that large, as an 18-wheeler fully-loaded tractor-trailer, would create a larger vibration than the Stratosphere ride.

To finalize his presentation ATTORNEY MORAN offered for the record, letters from employees of the Stratosphere who live in the neighborhood and support the project. Additionally he made reference to 13 letters of support from area businesses. ATTORNEY MORAN also referenced endorsements from approximately 13,356 current and former guests and submitted those forms for the record. Lastly, he spoke of 950 people including those who live in the area.

RECESSED AT 9:08 P.M. (2-2916)

COMMISSIONER QUINN informed the audience that he would allow two hours for testimony as was afforded ATTORNEY MORAN. COMMISSIONER EVANS asked that the audience refrain from repetitive discussion. To move the process along, COMMISSIONER QUINN asked for those who protest the project to move to the left of the podium, with supporters lining up to the right.

JOHN DELAKANAKIS, 548 Barbara Way, President of the Beverly Green Neighborhood Association, stated that he gathered from ATTORNEY MORAN'S presentation that unless this project is approved, the Stratosphere will not proceed with their plans to build the various amenities that they had proposed. He took that as just another threat. MR. DELAKANAKIS

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES - Continued:

spoke of concern for the neighborhood, saying that the Stratosphere is not on the Strip. He mentioned that MR. ICAHN purchased the distressed Stratosphere property but possibly did not consider that the property is surrounded by residential properties, unlike the other hotel/casinos on the Strip. He likened the proposed structure as to a carnival and asked the Planning Commission to deny the application as it is against the desires of the residents. MR. DELAKANAKIS submitted for the record a listing of distances taken from the Planning Commission and articles that have appeared in the local newspapers over the past year objecting to the proposed Stratosphere project.

BETTY CHAMBERS, 1900 Rexford Drive, part owner of a 16-unit apartment situated adjacent to the Stratosphere. She is employed by the Stratosphere and stated that she is exposed to the various sounds but she certainly does not have a negative reaction to it.

CARMEN SANCHEZ, Las Vegas resident, explained that she works at the Stratosphere where she is a shop steward. She endorsed the amusement ride and strongly felt that this will produce more jobs and increase the economic status for many people.

ANNA COFFIN, 1139 5th Place, the youngest of all speakers, explained that she loves roller coasters; yet despite that she felt this would be an inappropriate location for one to be situated because of the noise it would generate. She noted that often times, her family can hear the screams coming from the Big Shot. She asked the Commissioners to vote no.

ALENA BRADLEY, Executive Housekeeper for the Stratosphere Hotel, represented about 120 employees who live in the Meadows Village. She stated that many of these individuals are not able to speak on their own behalf. These people like where they live and they enjoy their jobs, but whatever the Commission's decision is, will definitely impact all of them. She stated that the Stratosphere has done much to assist their employees through training, by providing educational opportunities and affording them the chance to improve their way of life. COMMISSIONER McSWAIN asked if the speaker was a homeowner in the neighborhood. Stating that she was not, and responding to MS. McSWAIN'S inquiry, MS. BRADLEY asked those residents to stand who were homeowners. MS. BRADLEY added that she did not feel it made any difference whether people owned their homes or rented and it was no indication that a renter was any less of a person.

MARY HOUCHENS appeared on behalf of herself and her husband. Being a member of the Historic Preservation Commission she shared some historic background of the area. Over 49 years ago, the community voted against the construction of duplexes. Despite much opposition, the City Council approved the request and the duplexes were built. She stated that unfortunately, through the years, the duplexes have actually hurt their area. She alluded to BOB STUPAK'S request to construct a Titanic Exhibit fortunately that was not approved. Denial

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES - Continued:

of a request to permit an adult bookstore restored their residents confidence. She invited everyone to join in a tour of the neighborhood presented by the Historic Preservation Commission.

MARLENE BARZIVA, an employee of the Stratosphere, appeared to voice her support of this project. Through the interpretation of MS. BRADLEY, she stated that she lives in the community and approves of the project.

KENNY STEWART, John S. Park Neighborhood Association, 1144 South 6th Street, appeared in protest. He surmised that there is so much neighborhood pride within this quiet residential area not to mention the historical significance to the City of Las Vegas. The visual impact and the noise factors of this attraction would have a devastating affect on the community especially since it would be operating so close to the residents' back yards. Incorporating a roller coaster to the side of the Stratosphere Tower would affect the artistic quality of the tower. MR. STEWART stated that if the Stratosphere Corporation desired an amusement ride to enhance patronage, they should have first considered the impact upon the neighborhood. He mentioned that it is admirable that MAYOR GOODMAN has designated May 12 through May 18 as National Historic Preservation Week. The City needs to recognize that the surrounding neighborhoods represent some of the oldest historical residential homes in the valley.

JOSEPH KEEZER, 805 Griffith Avenue, appeared in approval and stated that from an engineering standpoint this ride meets all the qualifications.

ARLENE KING, 1704 South 8th Street, appeared in approval. The value of the homes in that area have increased 5%, the same percentage as all the homes in the valley. The wishes of the residents of Las Vegas should be considered, not the tourists who come and go.

PAT COLEMAN, Paradise and St. Louis, an employee of the Stratosphere Hotel/Casino, appeared in approval and said that her family enjoys the thrill rides in Las Vegas. Las Vegas is known for having the best restaurants, shows and hotels. It should also be known as having the best thrill rides.

DAVID FIGLER, 1302 South 6th Street, appeared in protest. The challenge of living in the neighborhood can be attributed to the various undesirable encroachments coming in over the years that appeal to the transients. He was concerned about the traffic and safety of his neighborhood.

CURTIS LONALEN, 1347 Dusty Creek, an employee of the Stratosphere Hotel/Casino, appeared in approval. With the current issues in the economy, availability of internet gaming and legalized gaming in various states, it is important to bring people to Las Vegas, especially to

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES - Continued:

the downtown area. This ride will be a win/win for the Stratosphere, as well as the City, because it represents private investment dollars and will bring more tourists to our City.

ATTORNEY JEFF SILVESTRI, McDonald Carano, 2300 West Sahara Avenue, #1000, appeared on behalf of Alarmco, located at 2007 Las Vegas Boulevard South. He explained that the tracks for this ride go right past the Alarmco building. The weight of the cars, along with their proximity and speed, will create problems for their building. Alarmco has over 100 employees that will be working right next to this ride. They service 25,000 clients. The noise from the ride undoubtedly will impact Alarmco's day-to-day operations and the probability of vibrations would disrupt their business. Alarmco is concerned about the value of their property. ATTORNEY SILVESTRI mentioned that he has requested copies of the various studies that have been done, but they were never provided. He concluded by adding that whatever the decision might be, the Stratosphere will remain. However, if the amusement ride is approved it would have such a major impact on his client, Alarmco as well as the surrounding community.

LEA McCALLISTER, an employee of the Stratosphere Hotel/Casino, appeared in approval. Anything that would enhance the Stratosphere would be beneficial.

BEN CONTINE, 553 Barbara Way, appeared in protest. He stated that there are residents and small business owners who have been in the area for many years. He feels that this ride will only be temporary. The residents have been objecting to this ride for about a year.

JOHN SMITH, 3806 Koval Lane, #421, an employee of the Stratosphere Hotel/Casino, appeared in approval. He stated that this ride represents income for the employees. It is a challenge to get people to come to Las Vegas and give them an exciting adventure which would make them return.

YVONNE DuPLANE, Holiday House Motel, appeared in protest. She explained that the rooms in this motel will be in closer proximity to the ride than the rooms at the Stratosphere. She was fearful that this ride would create a loss in revenue for the motel. The Planning Commission should not vote for one man and one hotel, but take the entire area into consideration.

MANUEL CORCHUELO, 224 West Cincinnati Avenue, appeared in approval. This area has changed to commercial and it is known for resorts.

CHRIS GIUNCHIGLIANI, 706 Bracken Avenue, appeared in protest. She objected to the fact that none of the residents have been given the opportunity to review any of the studies. Employees have been brought in to voice their approval because this ride will help to protect their jobs. There is already a lot of noise in that area. She wants the Stratosphere Hotel/Casino to be successful without jeopardizing the quality of life for the residents.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES - Continued:

ANDRE TOPACIO, 8907 Dove Cove Drive, appeared in approval. This ride would encourage tourists to patronize that portion of town. This is a fabulous project. The cars in this type of ride create a muffled sound.

JACK LeVINE, 1818 South 8th Place, appeared in protest. His neighborhood is being upgraded. People are returning to the neighborhood who are living farther outside the city because it is more accessible to various services. This roller coaster is comparable to a resident having junk cars in his yard.

SID GODFREY, an employee of the Stratosphere Hotel/Casino, appeared in approval. The Stratosphere has done a lot for the neighborhood, reduced crime, increased employment, etc.

MICHAEL PAWLAK, 1320 South 7th Street, appeared in protest. He moved into this neighborhood in 1988. This is a very diverse residential neighborhood. It would be difficult to compete with the amenities on the Strip.

DAVID MASON, 516 South 6th Street, appeared in approval. Although he did not plan to speak on this item, he mentioned that what has happened for this neighborhood has been good for downtown. This hotel is working very well and this ride will make it work even better.

TONY BADILLO, 1067 Griffith Avenue, appeared in protest. He was told that the Stratosphere had meetings with the employees to urge them to voice their approval of this ride.

TOM McGOWAN, Citizen of Las Vegas, appeared in approval. He has seen much upgrade of the hotel/casino. He felt, however, that this ride will be a visual distraction for vehicular and pedestrian traffic.

JACK LIPSMAN, 4307 Lucas Avenue, appeared in protest. He referred to a national report on noise. He questioned the validity of the studies done by persons hired by the Stratosphere.

JOSEPH SULLIVAN, employee of Stratosphere Hotel/Casino, 4152 Butterfield Way, appeared in approval. He stated for the record that none of the employees were coerced to attend this meeting.

ELIZABETH WOLYNSKI, 2140 Paradise Road, appeared in protest. The applicant's representative showed pictures of massage parlors, etc., not the beautiful buildings in the area. The MGM Theme Park closed because people were not interested in their roller coaster. She has never heard of a quiet roller coaster. The Stratosphere states that their roller coaster is the largest. She questioned whether it would be quiet.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES - Continued:

EVELYN SEARLE, 1711 Beverly Way, appeared in protest. She was in the travel business back in Minnesota and never had a client ask whether there was a thrill ride when booking their reservation to Las Vegas. ELIZABETH TEEM, Tenth and Bonita, like the previous speaker, appeared in protest. She conveyed that after the last meeting on this issue, the tires on her vehicle had been slashed. People like to travel to cities that are beautiful. Since the Stratosphere has been in the area, a lot of the businesses have closed. Tourists are not going to want to walk in the area. E. G. HERTSTED, 706 Bonita Avenue, also appeared to voice his disapproval. He felt there should be more concern for the residents.

AL GALLEG0, Citizen of Las Vegas, appeared in approval. He stated that he preferred the Stratosphere's original proposal for the ride. He stated that he can see the Stratosphere from his home, which is a beautiful site. This is a tourist town.

JILL GURVEY, 1110 5th Place, appeared in protest. No study has been conducted as to whether people will lose their jobs based upon a roller coaster. She felt that this entire project would have a negative impact on the neighborhood. TODD FARLOW of 240 North 19th Street, agreed with the previous speaker and mentioned that he felt that when Mr. Icahn obtains the money he desires from this hotel, he will dissent it.

MICHAEL GANSON, 1100 South 6th Street, appeared in approval. He felt that redevelopment of this community is its best interest. There should be more roller coasters in this town.

MURRAY MARCUS, 545 Canosa Avenue, appeared in protest. The reports done by the applicant should be released before a decision is made on this ride.

ATTORNEY MORAN appeared in rebuttal. None of the protestors have listed a legal reason why this ride should not be approved. None of those protestors have addressed staff's conditions. Some of the reasons for granting the ride were frivolous. The tracks for the ride are approximately a football field away from the Alarmco building. The Alarmco representative was unsure what impact this ride would have on that business. Alarmco contacted the Stratosphere to purchase their building to no avail. The Stratosphere employees are unionized and many of them are constituents of Chris Giunchigliani. More employees would be attending this meeting if they were coerced. The law should be followed because this is zoned properly, it is a permitted use, and will not have any adverse noise impact, nor adverse traffic impact. The Stratosphere needs attractions to compete with the hotels in the County. This ride is right for Las Vegas.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES - Continued:

COMMISSIONER EVANS said he received a voice mail from JOEL LINDELL, 1314 South 5th Street, endorsing this ride. He felt it would be an asset to the community. COMMISSIONER EVANS also received approximately 50 recorded messages from residents of the area in opposition. The Stratosphere Tower is the single most identifiable structure in Nevada. This location is unique, the gateway to downtown, on the Boulevard, in a C-2 zone, and in the tourist corridor. The challenge is that it is surrounded by residential area. He wondered if the residents would be open to another idea if this ride were denied. The reports referred to should be released. This ride is not in harmony with the area.

COMMISSIONER McSWAIN asked how long roller coaster rides last. ATTORNEY MORAN stated that no one would spend \$15 to \$20 million to build a temporary ride. This is an exciting attraction that will generate additional tourists. COMMISSIONER McSWAIN expressed her concern about the noise. ATTORNEY MORAN stated that the noise from the ride is at a lower decibel than the street noise or helicopters flying overhead so the noise from the ride will probably not be heard. MR. YASSODONNEZ added that a noise study was conducted and the environment was taken into consideration. The results indicated that this ride meets the proper decibels.

COMMISSIONER McSWAIN did not feel this ride is comparable to other amenities on the Strip. She did not feel this ride would make the rest of the project viable. The residents have made commitments to the neighborhood. This will be too much for the location.

COMMISSIONER GOYNES said the aesthetics and buildings have changed in that area over the years. This neighborhood will remain historical. The County side of the Strip has been more proactive than the City side. The Strip is the lifeline of Las Vegas. Downtown has been dying because there is no infusion of money. This project is needed. If this is not approved, the homeless will be moving into the neighborhood at a faster rate. COMMISSIONER QUINN was in agreement with COMMISSIONER GOYNES' comments and felt that this project is needed to invigorate the downtown area to attract and entice more tourists.

ROBERT GENZER, Planning and Development, verified with the applicant that all the documents cited would be given to the Clerk to be made a part of the record. ATTORNEY MORAN replied that they would be given to the Clerk prior to leaving the meeting. In addition, this item will be heard by the City Council on June 5, 2002. It will be noted on the agenda that it will not be heard prior to 5:00 P.M.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 7 – Z-0167-94(2)

MINUTES - Continued:

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

(6:58 - 8:46/9:08 - 11:14)

1-2040 thru 4-712

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - Z-0012-02 - McNAMEE FAMILY PARTNERSHIP - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) Zones TO: R-PD4 (Residential Planned Development - 4 Units Per Acre) on 35.68 acres located adjacent to the northwest corner of Grand Teton Drive and Cimarron Road (APN: 125-09-401-007, 011, 012, 021, 022, 023 and 024), PROPOSED USE: 157-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL - ABEYANCE to the 6/13/2002 Planning Commission Meeting - UNANIMOUS

NOTE: BUCKLEY and McSWAIN announced they will vote on the abeyance motion, but not on the substantive matter when it appears before the Planning Commission, as this application involves Centex, which is a client of their firms.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the applicant has requested abeyance of Item 8 [Z-0012-02] and Item 9 [Z-0012-02(1)] so they may meet with staff to resolve issues related to this application. The applicant is requesting a two-week abeyance, but staff believes it should be a four-week abeyance so there is sufficient time to review any revisions to the proposed development plan. Staff received a letter from the applicant requesting these items be held in abeyance.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 8 - Z-0012-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 9 [Z-0012-02(1)].

(6:04 - 6:05)

1-110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - Z-0012-02(1) - McNAMEE FAMILY PARTNERSHIP - Request for a Site Development Plan Review FOR A 157-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 35.68 acres located adjacent to the northwest corner of Grand Teton Drive and Cimarron Road (APN: 125-09-401-007, 011, 012, 021, 022, 023, and 024), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) Zones [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL - ABEYANCE to the 6/13/2002 PLANNING COMMISSION MEETING - UNANIMOUS

NOTE: BUCKLEY and McSWAIN announced they will vote on the abeyance motion, but not on the substantive matter when it appears before the Planning Commission, as this application involves Centex, which is a client of their firms.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the applicant has requested abeyance of Item 8 [Z-0012-02] and Item 9 [Z-0012-02(1)] so they may meet with staff to resolve issues related to this application. The applicant is requesting a two-week abeyance, but staff believes it should be a four-week abeyance so there is sufficient time to review any revisions to the proposed development plan. Staff received a letter from the applicant requesting these items be held in abeyance.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 9 - Z-0012-02(1)

MINUTES:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 8 [Z-0012-02].

(6:04 - 6:05)

1-110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - V-0018-02 - RANCHO DRIVE PARTNERSHIP
- Request for a Variance TO ALLOW AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE TO BE 40-FEET IN HEIGHT AND THREE STORIES TALL WHERE THE MAXIMUM ALLOWED IS 35-FEET IN HEIGHT AND TWO-STORIES TALL on approximately 74.46 acres located at 5050 North Rainbow Boulevard (APN: 125-35-301-014), R-E (Residence Estates) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letters in Opposition
5. Telephone Lists

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with GALATI abstaining as this involves his architectural firm

This is final action.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

ANDREW REED, Planning and Development, stated there is no evidence of a unique or extraordinary circumstance to warrant approval of this Variance request. This is a self-created hardship and does not constitute justification for approval of a Variance. Staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 10 - V-0018-02

MINUTES - Continued:

DENISE COOK, Lucchesi & Galati Architects, 2970 Deerwood Court, appeared with ATTORNEY JOHN MORAN, JR., 630 South 4th Street, to represent the application. This is a residence expansion and consists of one room on the third level. The rest of the residence is either single or two stories. Staff has directed the applicant as to the maximum height. The balance of the building toward the west side is a two-floor level. This site has trees all the way around the periphery. The trees extend along Rainbow Boulevard and along the south portion of the property, so it is difficult to see the house. Only a portion of the structure goes to the maximum height. The neighbors want the height to be restricted.

ATTORNEY MORAN added that this is a large parcel and the height complements the site.

AL GALLEGRO, Citizen of Las Vegas, appeared as a concerned citizen. He thought this item was announced as being at 5555 North Rainbow Boulevard. If that's the case, this item should not be heard. VICE CHAIRMAN TRUESDELL clarified that he read the application as being at 5050 North Rainbow Boulevard and the applicant agreed.

RACHEL BOOTH, 6609 Rancho Santa Fe Drive, appeared in approval. She asked what the square footage of the residence was. MS. COOK replied that the square footage is about 8,000 square feet. MS. BOOTH admires the trees, but they are not well maintained. The applicant should abide by the dust control ordinance. She only wants this type of Variance approved for this one structure.

TOM McGOWAN, Citizen of Las Vegas, appeared in approval. This is an aesthetically pleasing design. It could be a model for other developments in Las Vegas.

COMMISSIONER EVANS thought this was Roy Horn's property belonging to Siegfried and Roy, the entertainers. It looks like an outstanding piece of architecture. The additional five feet should not negatively impact anyone.

COMMISSIONER BUCKLEY wondered if a condition could be added that this Variance applies to the whole parcel.

There was no further discussion.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 10 - V-0018-02

MINUTES - Continued:

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:21 - 6:35)
1-670

CONDITIONS:

Planning and Development

1. If this Variance is not exercised within two (2) years after the final approval, then this Variance shall be void unless an Extension of Time is granted.
2. City Code requirements and design standards of all City Departments that are not affected by the approval of this Variance must be satisfied.
3. Sign and record a Covenant Running with Land agreement for the possible future construction and maintenance of a multi use trail easement, along Rainbow Boulevard adjacent to this site prior to the issuance of any building permits for this site or the recordation of a map further subdividing this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SD-0012-02 - JAIME AND YOLANDA PORTILLO, ET AL - Request for a Site Development Plan Review TO ALLOW SIX 4-PLEX APARTMENT BUILDINGS AND A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING on 0.91 acres located adjacent to the southwest corner of Bonanza Road and Thirteenth Street (APN: 139-35-111-001 through 004), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions - UNANIMOUS with GOYNES voting NO

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the Planning Commission reviewed this request on 4/11/2002. At that time the site plan depicted six buildings. The Commission requested the plan be revised to provide more open space. In response, the applicant has deleted one building from the plan and repositioned the remaining five buildings in such a way as to provide approximately 1,600 square feet of open space in the center of the site. This apartment complex is compatible with the existing multi-family uses in the area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 11 - SD-0012-02

MINUTES - Continued:

RUSSELL BULLOCK, 4724 Colombine Drive, North Las Vegas, Nevada, appeared on behalf of the applicant. There will be five 4-plexes. They have added landscaping. There is adequate space for children to play. He concurred with staff's conditions.

COMMISSIONER GOYNES felt this apartment complex would add to the problems that already exist in this area.

COMMISSIONER EVANS felt the applicant has met the additional requirements requested by the Planning Commission. There is ample open space and landscaping. This would be an improvement to the area.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:21 - 6:35)

1-670

CONDITIONS:

Planning and Development

1. Access to second floor units will be provided by interior staircases as depicted on the submitted elevations. If the elevations are revised to show exterior access staircases, a review by the Planning Commission as a non-public hearing item is required prior to the issuance of building permits.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 11 - SD-0012-02

CONDITIONS - Continued:

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Dedicate an additional 20 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road adjacent to this site and dedicate a 25 foot radius on the southwest corner of Thirteenth Street and Bonanza Road prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
12. Construct all incomplete half-street improvements (sidewalk) on Thirteenth Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, including the possible relocation of the proposed northern most driveway out to 13th Street, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 11 - SD-0012-02

CONDITIONS - Continued:

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

16. Landscape and maintain all unimproved right-of-way on Thirteenth Street and Bonanza Road adjacent to this site.
17. Submit an Encroachment Agreement and/or Occupancy Permit for all private improvements located in the Thirteenth Street and Bonanza Road public right-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0028-02 - BONANZA PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF JERRY APPELHANS - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) of 1.34 acres located at 2022 West Bonanza Road (APN: 139-28-301-024), PROPOSED USE: BUILDING AND LANDSCAPE MATERIAL YARD, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions - UNANIMOUS with GOYNES and McSWAIN voting NO

To be heard by the City Council on 6/5/2002.

NOTE: There was an initial motion by GOYNES for Denial that did not carry with BUCKLEY, GALATI, EVANS, QUINN and TRUESDELL voting NO

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this zoning conforms to the SC (Service Commercial) land use designation. Staff recommended approval subject to the conditions.

KENT GREENE, owner of property, 40 Daisy Meadow, Henderson, Nevada, said this property has been vacant for many years. It has been difficult to maintain it due to problems with the homeless, etc. That area is transitioning to commercial.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 12 - Z-0028-02

MINUTES - Continued:

JERRY APPELHANS, 2049 West Bonanza Road, said he has an existing landscape supply business on the south side of Bonanza Road. He put in a lot of paving on that site to keep the dust down. He intends to do the same at 2022 West Bonanza Road. He does not want to put paving on the entire site because the landscape materials would tear it up. His business hours are from 7:00 A.M. to 5:00 P.M. This business does not generate very much noise. The reason he wants to acquire this property is because the highway is going to be widened and he will probably lose approximately 150 feet from the back of his property.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He wondered why the applicant wants to reduce the landscape since he is in the landscaping business.

THOMAS DEMARCO, 651 Clarkway Drive, appeared in protest. His residential property will abut this site. This will create excessive noise and dust. There are already two landscape businesses in the area. The trucks from the applicant's current business travel down Clarkway Drive, which is a residential street, and this will increase the traffic. This is not a good business to be so close to the downtown area. The current business deals with boulders, rocks and sand. The business was expanded to the west and the neighbors were never notified of that expansion. There is no need for this business in the neighborhood.

MR. APPELHANS said he has a one-inch water line to the property, which is sufficient to water this property. He will meet the landscape requirements.

COMMISSIONER McSWAIN thought the residents preferred an office use and something more historical on this site.

COMMISSIONER GOYNES noted that the south side of the street does not abut any neighborhoods, but on the north side it abuts R-E (Ranch Estates).

COMMISSIONER QUINN asked the applicant if he has a written dust abatement plan. MR. APPELHANS replied that he does not have a dust abatement plan.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [Z-0028-02], Item 13 [U-0037-02] and Item 14 [Z-0028-02(1)] was held under Item 12 [Z-0028-02].

(6:39 - 6:56)

1-1300

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 12 - Z-0028-02

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements (sidewalk) on Bonanza Road and remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 12 - Z-0028-02

CONDITIONS - Continued:

5. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site.
6. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0037-02 - BONANZA PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF JERRY APPELHANS - Request for a Special Use Permit TO ALLOW A BUILDING AND LANDSCAPE MATERIAL YARD on property located at 2022 West Bonanza Road (APN: 139-28-310-024), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BUCKLEY - DENIED - UNANIMOUS

This is final action..

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the landscape material yard is not an appropriate use at this location because of the proximity of residential uses. The potential problems associated with landscape materials is noise from trucks loading and unloading, dust from the aggregate stone, and from the unpaved portions of the site. Staff recommended denial.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [Z-0028-02], Item 13 [U-0037-02] and Item 14 [Z-0028-02(1)] was held under Item 12 [Z-0028-02].

(6:39 - 6:56)

1-1300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0028-02(1) - BONANZA PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF JERRY APPELHANS - Request for a Site Development Plan Review and a Reduction of the Amount of Required Perimeter Landscaping FOR A PROPOSED BUILDING AND LANDSCAPE MATERIAL YARD on 1.34 acres located at 2022 West Bonanza Road (APN: 139-28-301-024), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BUCKLEY - DENIED - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the site plan presents an orderly and efficient means of access. However, there are large portions of the property that are not paved. That could potentially cause more dust pollution. Furthermore, staff finds that while the landscape plan depicts all the correct perimeter landscape widths, the amount of landscaping material is deficient. Staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 14 - Z-0028-02(1)

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [Z-0028-02], Item 13 [U-0037-02] and Item 14 [Z-0028-02(1)] was held under Item 12 [Z-0028-02].

(6:39 - 6:56)

1-1300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0029-02 - COLEMAN TOLL LIMITED PARTNERSHIP - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] TO: R-PD3 (Residential Planned Development - 3 Units per Acre) and R-PD5 (Residential Planned Development - 5 Units per Acre) of 25.4 acres located adjacent to the southeast corner of Farm Road and Grand Canyon Drive, (APN's: 125-18-701-001 through 003, 005 and 006), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the R-PD3 (Residential Planned Development - 3 Units per Acre) and R-PD5 (Residential Planned Development - 5 Units per Acre) zonings are compatible with the R (Rural Density Residential) and L (Low Density Residential) land use designations. Staff recommended approval subject to the conditions.

RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared in order to represent the applicant. This is a single-family residential development on the southeast corner of Grand Canyon Drive and Farm Road. He concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 15 - Z-0029-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 15 [Z-0029-02] and Item 16 [Z-0029-02(1)] were held under Item 15 [Z-0029-02(1)].

(6:56 - 6:58)

1-1950

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Farm Road, 40 feet for Grand Canyon Drive, 30 feet for Severance Lane, a 20 foot radius on the northeast corner of Grand Canyon Drive and Severance Lane and a 25 foot radius at the southeast corner of Grand Canyon Drive and Farm Road. Dedicate appropriate right-of-way for Via Provenza Avenue including the “knuckle” corner where Via Provenza Avenue turns south adjacent to this site.
4. Construct half-street improvements including appropriate overpaving, if legally able on Farm Road, Severance Lane, Grand Canyon Drive, and Via Provenza Avenue including the “knuckle” corner adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Provide a minimum of two lanes of paved, legal access to this site concurrent with development of this site.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 15 - Z-0029-02

CONDITIONS - Continued:

6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer in Severance Lane to the western edge of this development to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 15 - Z-0029-02

CONDITIONS - Continued:

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
9. Landscape and maintain all unimproved rights-of-way on Farm Road and Severance Lane adjacent to this site.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in the Farm Road and Severance Lane public right-of-way adjacent to this site prior to occupancy of this site.
11. Grant pedestrian walkway easements for all public sidewalks not located within the public right-of-way.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0029-02(1) - COLEMAN TOLL LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED 92-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 25.4 acres, located adjacent to the southeast corner of Farm Road and Grand Canyon Drive (APN's: 125-18-701-001 through 003, 005, & 006), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations], PROPOSED: R-PD3 (Residential Planned Development - 3 Units per Acre) and R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the submitted site plan and landscape plan depict an orderly layout of lots and internal street network, as well as open space areas. The street sections meet all the requirements of the Title 18 Subdivision Code. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 16 - Z-0029-02(1)

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 15 [Z-0029-02] for related discussion.

(6:56 - 6:58)

1-1950

CONDITIONS

Planning and Development

1. A Rezoning [Z-0029-02] to an R-PD3 (Residential Planned Development – 3 Units per Acre) and R-PD5 (Residential Planned Development – 5 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The building height shall not exceed 2 stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. Detailed site and landscaping plans shall be approved by Planning and Development Department staff, prior to the time application is made for a building permit, that depict the landscaping and hardscaped areas within the Amenity Zones and interior landscaped areas.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 16 - Z-0029-02(1)

CONDITIONS - Continued:

8. A landscaping plan for all common open space areas must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed street layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 16 - Z-0029-02(1)

CONDITIONS - Continued:

17. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
19. Site development to comply with all applicable conditions of approval for Z-0029-02, on this same agenda, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0023-02 - BOB KINDRED - Request for a Variance TO ALLOW AN EXISTING ENCLOSED PATIO STRUCTURE TO BE 11 FEET EIGHT INCHES FROM THE REAR PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on property located at 4600 Windy Hollow Street (APN: 138-02-511-062), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Approval Notification

MOTION:

**TRUEDELL - ABEYANCE to the 6/13/2002 Planning Commission meeting –
UNANIMOUS**

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the applicant is not present, so he suggested holding this item in abeyance for a month.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:27 - 11:28)

4-768

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0025-02 - GOVERNOR JOHNSON FAMILY TRUST - Request for a Variance TO ALLOW A ZERO FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK ALLOWED IN CONJUNCTION WITH AN EXISTING 882 SQUARE FOOT BUILDING ADDITION on property located at 2027 H Street (APN: 139-21-612-064), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Opposition Notification

MOTION:

GOYNES - DENIED - UNANIMOUS with McSWAIN voting NO

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that the applicant constructed an addition to the north end of a structure. The addition has no setback from the north property line adjacent to Hart Avenue where 15 feet is the minimum setback required. There is no evidence of any unique or extraordinary circumstances. The applicant has created a self-imposed hardship by overbuilding the site. Staff recommended denial.

GOVERNOR JOHNSON, 827 Hart Street, appeared in order to represent the application. He wanted to construct the wall to keep criminal activities off his property.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 18 - V-0025-02

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, asked if the building has been constructed in accordance with all codes. CHAIRMAN GALATI responded that it is unknown since a building permit was not obtained. MR. FARLOW felt there should be restrictions put on the use of the property because of the parking.

COMMISSIONER McSWAIN asked if it would be appropriate to make a decision on Item 18 [V-0025-02], Item 19 [V-0026-02] and Item 20 [SD-0016-02] since it is unknown whether the structure meets the codes. DEPUTY CITY ATTORNEY BRYAN SCOTT said the decision should be based on the zoning, not the compatibility, use, or safety of the structure. ROBERT GENZER, Planning and Development, said that if this request is approved by the City Council, then the applicant would be required to pull the proper building permits. At that time an inspection would have to be done to see if the structure has been built to code; if it has not, then alterations would have to be made to bring it up to code.

COMMISSIONER GOYNES asked if the applicant felt this structure meets the code. MR. JOHNSON felt it meets the code. He wanted to get drug dealers off his property, so he did not think about getting a permit. He built this structure last November, but it is not finished and unoccupied.

COMMISSIONER GOYNES noted that in that area there is a lot of effort going on with the West Las Vegas Plan to improve the area. He suggested the applicant meet with those residents and make sure this complies with that Plan.

COMMISSIONER TRUESDELL felt this request should not be approved until the right-of-way issue is resolved. This will be a major compromise in this neighborhood.

COMMISSIONER GOYNES thought that if this request were denied, perhaps it would send a message that applicants need to pull building permits. This area is an eyesore. This structure abuts a street that has undesirable activities. He suggested the applicant should look at the building on the corner of Martin L. King Boulevard and Bonanza Road where an AM/PM has just been redone to see the type of use that would be desirable.

CHAIRMAN GALATI said the reason for building codes is to protect the public safety. This is a commercial structure that will have the public patronizing it.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 18 - V-0025-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 18 [V-0025-02], Item 19 [V-0026-02] and Item 20 [SD-0016-02] were heard under Item 18 [V-0025-02].

(11:28 - 11:42)

4-800

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0026-02 - GOVERNOR JOHNSON FAMILY TRUST - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 23 PARKING SPACES ARE REQUIRED IN CONJUNCTION WITH AN EXISTING 882 SQUARE FOOT BUILDING ADDITION on property located at 2027 H Street (APN: 139-21-612-064), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Opposition Notification

MOTION:

GOYNES - DENIED - UNANIMOUS with McSWAIN voting NO

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated there is no evidence of a hardship or any unusual circumstances. Staff recommended denial.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 19 - V-0026-02

MINUTES - Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 18 [V-0025-02], Item 19 [V-0026-02] and Item 20 [SD-0016-02] were heard under Item 18 [V-0025-02].

(11:28 - 11:42)

4-800

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SD-0016-02 - GOVERNOR JOHNSON FAMILY TRUST - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter Landscaping TO ALLOW AN EXISTING 882 SQUARE FOOT BUILDING ADDITION on 0.47 acres located at 2027 H Street (APN: 139-21-612-064), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Opposition Notification

MOTION:

GOYNES - DENIED - UNANIMOUS with McSWAIN voting NO

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this addition is not consistent with the setback and parking requirements of Title 19A. This request does not comply with Goal Two of the Las Vegas 2020 Master Plan which states that mature neighborhoods will be improved through appropriate and selected high quality redevelopment and preservation. Staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 20 - SD-0016-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 18 [V-0025-02], Item 19 [V-0026-02] and Item 20 [SD-0016-02] were heard under Item 18 [V-0025-02].

(11:28 - 11:42)

4-800

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0027-02 - A.B.F., INC. - Request for a Variance TO ALLOW A PROPOSED PARKING GARAGE TO BE CONSTRUCTED ZERO FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW A 12-FOOT TALL WALL ALONG THE WEST AND NORTH PROPERTY LINES WHERE SIX FEET IS THE MAXIMUM HEIGHT PERMITTED, on property located at 200 West Sahara Avenue (APN: 162-04-811-027 and 162-04-812-001), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - **UNANIMOUS** with **BUCKLEY** abstaining as his law firm represents the property owner surrounding this site to the north and **TRUESDELL** abstaining as he has an interest in property in the area

To be heard by the City Council on 6/5/2002.

NOTE: QUINN said the notification line travels through his office, but he felt there was no reason to abstain on this item.

MINUTES:

ANDREW REED, Planning and Development, stated staff agrees with the applicant that the setbacks should be reduced and the additional wall height is needed for security purposes. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 21 - V-0027-02

MINUTES - Continued:

CHAIRMAN GALATI announced that the applicant has requested Item 21 [V-0027-02], Item 22 [U-0042-02], Item 23 [U-0043-02] and Item 24 [Z-0002-99(1)] be trailed since one of the representatives will be coming later to the meeting.

CHAIRMAN GALATI recalled Item 21 [V-0028-02], Item 22 [U-0042-02], Item 23 [U-0043-02] and Item 24 [Z-0002-99(1)] after Item 25 [U-0030-02] was heard as the applicant's representative was present.

MR. REED reiterated that the setbacks should be reduced and the additional wall height is needed for security purposes. Staff recommended approval subject to the conditions.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant. They will make enhancements to this proposal prior to the City Council hearing.

Regarding Item 24 [Z-0002-99(1)], COMMISSIONER McSWAIN commented that this project would be very nice. The name of the hotel will be Garden Inn. However, she was uncomfortable with waiving the landscaping and the 12-foot high block wall. The front of the property is very nice, but the back looks like a fortress. Perhaps there could be more trees. A 12-foot high wall is not aesthetically pleasing to the residential neighborhood.

MR. BORGEL responded that they would pull the wall back a few feet for landscaping. They could not put in big trees because they would lose some of the parking. The wall will not be bare. They need security to prevent people from getting into the garage from the other side of the street.

CHAIRMAN GALATI suggested planting trellis material that would grow on the north wall. This is a good project.

MR. BORGEL said they would be willing to work with staff prior to the City Council hearing on enhancing the property.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 21 [V-0027-02], Item 22 [U-0042-02], Item 23 [U-0043-02] and Item 24 [Z-0002-99(1)] was held under Item 21 [V-0027-02].

(11:42 - 11:44/11:47 - 11:58)

4-1300/4-1470

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 21 - V-0027-02

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0002-99), and Site Development Plan Review [Z-0002-99(1)].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0042-02 - A.B.F., INC. - Request for a Special Use Permit FOR A HOTEL LOUNGE BAR IN CONJUNCTION WITH A 200-ROOM HOTEL at 200 West Sahara Avenue (APN: 162-04-811-027 and 162-04-812-001), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - **UNANIMOUS** with **BUCKLEY** abstaining as his law firm represents the property owner surrounding this site to the north and **TRUESDELL** abstaining as he has an interest in property in the area

To be heard by the City Council on 6/5/2002.

NOTE: QUINN said the notification line travels through his office, but he felt there was no reason to abstain on this item.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that this application is compatible with the existing tourists-oriented businesses located along this portion of Las Vegas Boulevard. Staff recommends approval.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 22 - U-0042-02

MINUTES - Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 21 [V-0027-02], Item 22 [U-0042-02], Item 23 [U-0043-02] and Item 24 [Z-0002-99(1)] was held under Item 21 [V-0027-02].

(11:42 - 11:44/11:47 - 11:58)

4-1300/4-1470

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for a hotel lounge bar use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0002-99) and Site Development Plan Review [Z-0002-99 (1)].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0043-02 - A.B.F. INC. - Request for a Special Use Permit to allow non-restricted gaming in conjunction with a 200 room hotel at 200 West Sahara Avenue (APN: 162-04-811-027 and 162-04-812-001), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY abstaining as his law firm represents the property owner surrounding this site to the north and TRUESDELL abstaining as he has an interest in property in the area

To be heard by the City Council on 6/5/2002.

NOTE: QUINN said the notification line travels through his office, but he felt there was no reason to abstain on this item.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that the proposed casino is compatible in terms of commercial land use designated for the site by the City of Las Vegas Development plan. He noted that staff recommends approval subject to four conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 23 - U-0043-02

MINUTES - Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 21 [V-0027-02], Item 22 [U-0042-02], Item 23 [U-0043-02] and Item 24 [Z-0002-99(1)] was held under Item 21 [V-0027-02].

(11:42 - 11:44/11:47 - 11:58)

4-1300/4-1470

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for a non-restricted gaming use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0002-99) and Site Development Plan Review [Z-0002-99 (1)].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0002-99(1) - A.B.F. INC. - Request for a Site Development Plan Review and a Waiver of the required perimeter and parking lot landscaping FOR A PROPOSED 200 ROOM HOTEL AND CASINO on 5.00 acres located at 200 West Sahara Avenue (APN:162-04-811-027 and 162-04-812-001) R-3 (Medium Density Residential and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY abstaining as his law firm represents the property owner surrounding this site to the north and TRUESDELL abstaining as he has an interest in property in the area

To be heard by the City Council on 6/5/2002.

NOTE: QUINN said the notification line travels through his office, but he felt there was no reason to abstain on this item.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated staff finds that the landscaping proposed along the south property of the land will present an attractive streetscape when viewed from Sahara Avenue, but the urban guidelines require a minimum of 8-foot wide planters along all side and rear property lines. Because of the security issues and the small size of the property, the waiver is being requested. Staff recommends approval of the waiver with the condition that architectural enhancement be made for the north side of the parking structure.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 24 - Z-0002-99(1)

MINUTES - Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 21 [V-0027-02], Item 22 [U-0042-02], Item 23 [U-0043-02] and Item 24 [Z-0002-99(1)] was held under Item 21 [V-0027-02].

(11:42 - 11:44/11:47 - 11:58)

4-1300/4-1470

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
5. The elevations for the parking garage shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation, particularly along the north side of the structure.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF MAY 9, 2002

Planning and Development Department

Item 24 - Z-0002-99(1)

CONDITIONS - Continued:

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. This site shall be modified to eliminate building encroachment over the existing public sewer/utility easement through the middle of this site. Alternatively, the applicant may submit to the Department of Public Works a public sewer relocation plan to relocate the existing public sewer. If this alternative is chosen the applicant shall provide appropriate public sewer easements for the relocated public sewer, and shall submit appropriate vacation applications to eliminate the existing public sewer/utility easement; the Order of Vacation shall record prior to the issuance of building permits for any structures overlying the public sewer/utility easement.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF MAY 9, 2002

Planning and Development Department

Item 24 - Z-0002-99(1)

CONDITIONS - Continued:

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also comply with the requirements of the Nevada Department of Transportation.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
18. Landscape and maintain all unimproved right-of-way on Sahara Avenue adjacent to this site.
19. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 24 - Z-0002-99(1)

CONDITIONS - Continued:

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0030-02 - SAHARA DURANGO LIMITED PARTNERSHIP ON BEHALF OF THE JAZZED CAFÉ - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR located at 8615 West Sahara Avenue (APN: 163-08-510-009), C-1 (Limited Commercial) zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - **UNANIMOUS** with **BUCKLEY** and **McSWAIN** abstaining as this involves a client of their firms

To be heard by the City Council on 6/5/2002.

NOTE: There was an initial motion by McSWAIN for approval subject to the conditions which carried UNANIMOUSLY with BUCKLEY abstaining as this involves a client of his law firm. Subsequently, it was determined that this application involves a client of McSWAIN's firm. McSWAIN made a motion to rescind her previous motion which carried UNANIMOUSLY with BUCKLEY abstaining.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this restaurant service bar meets the minimum 400-foot separation from protected uses and can be conducted in a manner that is harmonious and compatible with the surrounding land uses. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 25 - U-0030-02

MINUTES - Continued:

KIRK OFFERIE, 8615 West Sahara Avenue, represented the Jazzed Café. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:44 - 11:47)

4-1360

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. Conformance to all minimum requirements under Subchapter 19A.04.050 of the City of Las Vegas Zoning Code for a Restaurant Service Bar use.
4. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code, which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.
5. Conformance to all applicable Conditions of Approval for Rezoning (Z-0054-84) and Site Development Plan Review [Z-0054-84(7)].
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0031-02 - NIMROD BARASHY ON BEHALF OF ISMAIL Z. ISRAEL - Request for a Special Use Permit FOR PACKAGED LIQUOR SALES IN CONJUNCTION WITH AN EXISTING MARKET located at 2212 East Charleston Boulevard (APN: 162-01-101-004), C-2 (General Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

EVANS - DENIED - UNANIMOUS with McSWAIN voting NO

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this convenience store meets the minimum 400-foot separation from protected uses. However, this site is located within an area that is generally already saturated with alcohol-related uses and suffers from the impacts. These impacts include discarded drink containers, scattered broken glass and the perception of an unsafe environment. Staff recommended denial.

ISMAIL Z. ISRAEL, 2212 East Charleston Boulevard, said he plans to clean the parking lot and put in lighting in the back. He and his brother have had this market for four years. They sell beer and wine, but are receiving requests for packaged liquor.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 26 - U-0031-02

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, appeared in protest. There are enough stores selling liquor in the area. If this is approved, there should be a condition added for a review.

COMMISSIONER TRUESDELL did not want to make packaged liquor the main focus of this convenience store.

COMMISSIONER McSWAIN felt this request should be approved subject to a one-year review.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:58 - 12:03)

1-1900

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0032-02 - CITYSTOP VI LIMITED LIABILITY COMPANY ON BEHALF OF CITY DEVELOPMENT GROUP - Request for a Special Use Permit FOR A MINOR AUTO REPAIR FACILITY located at 3250 North Durango Drive (APN: 138-09-401-019), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

NOTE: COMMISSIONER QUINN announced that he performed some expert witness testimony for Mr. Familian based on construction documents and has already been paid, so that should not affect his judgment in voting on this item.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated a minor auto repair facility can be operated in a manner that is compatible with existing and future land uses. Staff recommended approval subject to the conditions.

ATTORNEY SCOTT EATON, Lionel Sawyer & Collins, 300 South 4th Street, appeared in order to represent the applicant. He concurred with the conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning & Development Department
Item 27 - U-0032-02

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, asked where the cars would be stored.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant. The cars will be stored behind the building.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 28 [Z-0007-94(80)] for related discussion.

(12:03 - 12:08)

1-2160

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within two years of this approval, this special use permit shall be null and void unless an Extension of Time is granted.
2. All City Code Requirements and all City Departments design standards shall be met.
3. All repair and service work shall be performed within a completely enclosed building.
4. Openings to the service bays shall not face public right-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
5. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
6. No outside storage of stock, equipment, or residual used equipment shall be located or stored in any open area outside of the enclosed building.
7. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0007-94(8) - CITYSTOP VI, LIMITED LIABILITY COMPANY ON BEHALF OF CITY DEVELOPMENT GROUP - Request for a Site Development Plan Review and a Reduction in the amount of Required Parking Lot Landscaping FOR A PROPOSED 13,680 SQUARE FOOT MINOR AUTO REPAIR FACILITY on 2.99 acres located at 3250 North Durango Drive (APN: 138-09-401-019),U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

NOTE: COMMISSIONER QUINN announced that he performed some expert witness testimony for Mr. Familian based on construction documents and has already been paid, so that should not affect his judgment in voting on this item.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the design of the building is compatible with existing development on the subject site and is harmonious with the pattern of development occurring in the area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 28 - Z-0007-94(8)

MINUTES - Continued:

ATTORNEY SCOTT EATON, Lionel Sawyer & Collins, 300 South 4th Street, appeared in order to represent the applicant. This is the final piece of a project that came before the Planning Commission about two years ago. At that time the southern strip was held out for future development. This application is the final design for the building. It is architecturally consistent with the balance of the entire project, including specific conditions for design enhancement that was placed on it at that time, such as decorative stone treatments along the base of the building and stone tile on the roof. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant. The cars will not be on the site for an extended period of time. The cars will be stored behind the building. Also, some of the cars could be parked between the building and the adjacent electrical substation.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 27 [U-0032-02] for related discussion.

(12:03 - 12:08)

1-2160

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 28 - Z-0007-94(8)

CONDITIONS - Continued:

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 28 - Z-0007-94(8)

CONDITIONS - Continued:

14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
15. In accordance with the intent of a commercial subdivision, this pad site shall allow for the perpetual common access between the various parcels/owners within the Northshores Plaza Commercial subdivision area.
16. Site development to comply with all applicable conditions of approval for Z-7-94, the City Stop #6 Tentative Map, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0033-02 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY ON BEHALF OF ANSHENG LIU - Request for a Special Use Permit TO ALLOW A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED CHINESE RESTAURANT (WOK'S INN), located at 7930 West Tropical Parkway Suite #140 (APN: 125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this restaurant service bar meets the minimum 400-foot separation from protected uses and can be conducted in a manner that is harmonious and compatible with the surrounding uses. Staff recommended approval subject to the conditions.

ANSHENG LIU, 7930 West Tropical Parkway, Suite #140, said he plans to open a Chinese restaurant in the Centennial Parkway Shopping Center. The restaurant needs a beer and wine license. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 29 - U-0033-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(12:08 - 12:10)
4-2350

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. Conformance to all minimum requirements under Section B.4 of the Town Center Development Standards for a Restaurant Service Bar use.
4. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code, which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.
5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
6. Conformance to all applicable Conditions of Approval for Rezoning (Z-0076-98), Site Development Plan Review [Z-0076-98(1)] and the Town Center Development Standards.
7. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0034-02 - PAUL & YVONNE MILKO REVOCABLE LIVING TRUST - Request for a Special Use Permit TO ALLOW PRIVATE STREETS WITHIN A PROPOSED RESIDENTIAL DEVELOPMENT, located adjacent to the east side of Juliano Road, approximately 650 feet north of Alexander Road (APN: 138-05-801-012), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Opposition

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the private street would not negatively affect the public streets or access to the subdivision. In addition, the private street will not impair access to or from public facilities, nor delay the response of any emergency vehicles. Staff recommended approval subject to the conditions.

PAUL MILKO, 2125 Fountain View Drive, said he concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 30 - U-0034-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:10 - 12:11)

4-2440

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The private street shall be subject to all of the conditions specified in Section 19A.04.050(B) of the Las Vegas Zoning Code.
3. The private street shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
4. The City is permitted to examine the street to determine its compliance with approved standards.
5. The private street entrance to the development must be gated.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 30 - U-0034-02

CONDITIONS - Continued:

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entry shall be designed, located and constructed in accordance with Standard Drawing #222a.
10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
11. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's (Covenants, Conditions, and Restrictions) for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0036-02 - ABRAHAM SCHIFF - Request for a Special Use Permit TO ALLOW THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A 5,200 SQUARE- FOOT GIFT SHOP on property located at 25 Fremont Street (APN: 139-34-111-038), C-2 (General Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter in Opposition

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that alcohol is readily available within the area of the Fremont Street Experience. Approval of this request could lead to an over saturation of this use and be in conflict with the Downtown Centennial Plan, which encourages diversity of land uses to achieve long-term vitality and economic growth. Staff recommended denial.

PRESTON HOWARD, 325 South Maryland Parkway, appeared with and on behalf of JOHN LaFRONZ, operator of the store. MR. HOWARD did not think potential future saturation is an issue to be considered. The property is zoned for packaged liquor sales. MR. LaFRONZ has operated a packaged liquor sales store approximately four blocks away from this site for the last twenty years. He has never had any citations from Metro or the Department of Finance and Business License. He agreed with staff's conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 31 - U-0036-02

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, said that when liquor is sold there is a sign that says no consumption within so many feet. How does that pertain to Fremont Street?

DEPUTY CITY ATTORNEY BRYAN SCOTT answered that the liquor sales requirements do not apply to Fremont Street.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:11 - 12:15)

4-2500

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for the proposed use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0038-02 CENTENNIAL CROSSROADS PLAZA LIMITED LIABILITY COMPANY - Request for a Special Use Permit TO ALLOW A CONVENIENCE STORE WITH GASOLINE SALES; AND A REQUEST FOR A WAIVER OF THE MINIMUM 330-FOOT SEPARATION REQUIREMENT FROM SINGLE-FAMILY DWELLINGS. The subject property is located adjacent to the west side of John Herbert Boulevard between Buffalo Drive and Sky Pointe Drive (APN: 125-21-810-006 and 007), T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letters In Opposition
5. Telephone List

MOTION:

GOYNES - APPROVED subject to conditions - **UNANIMOUS** with **BUCKLEY** and **TRUESDELL** abstaining as the applicant is a client of their firms

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the affected residential properties are separated from the subject site by a 100-foot wide primary arterial. Staff recommended approval of the waiver and Special Use Permit request subject to the conditions.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared on behalf of the applicant. She concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 32 - U-0038-02

MINUTES - Continued:

YVONNE VONARX, 6711 Rowena Circle, appeared in protest. She lives in a cul-de-sac situated in the County. The majority of the surrounding properties have horses. There are six service stations in the immediate area. Just north of this site will be a new Vons grocery store. They have packaged liquor, beer and wine in a larger scale than a convenience store. There is no need for this convenience store.

VICTOR VONARX, 6711 Rowena Circle, appeared in protest. There is a reason for the 330 foot distance requirement from a service station.

MS. LAZOVICH said that with commercial subdivisions the distance is measured from the outside property line towards any affected residence. This use is almost 650 feet away from the nearest residence, but since it is a commercial subdivision and measured from the property line, it was felt a waiver may be needed.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion related to Item 32 [U-0038-02], Item 33 [U-0039-02], Item 34 [U-0040-02] and Item 35 [Z-0076-98(30)] were held under Item 32 [U-0038-02].

(12:15 - 12:26)

4-2710

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all minimum requirements under Section B.4 of the Town Center Development Standards for a convenience-store-with-fuel-pumps use.
3. Conformance with the conditions of approval for all applicable Site Development Plan Review actions [Z-0076-98(10)] and [Z-0076-98(30)]; and conformance with the specific requirements of Section D.3.A and all general requirements of the Town Center Development Standards.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0039-02 - CENTENNIAL CROSSROADS LIMITED LIABILITY COMPANY -
Request for a Special Use Permit TO ALLOW THE SALE OF BEER AND WINE IN
CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on property located on the
west side of John Herbert Boulevard between Buffalo Drive and Sky Pointe Drive (APN: 125-
21-810-006 and 007), T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

6

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letters In Opposition
5. Telephone List

MOTION:

**GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and
TRUEDELL abstaining as the applicant is a client of their firms**

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the sale of beer and wine coolers for off-
premise consumption would be an accessory use to the proposed convenience store. The use will
not adversely affect the current or future surrounding land uses and conforms to the General
Plan. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 33 - U-0039-02

MINUTES - Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion related to Item 32 [U-0038-02], Item 33 [U-0039-02], Item 34 [U-0040-02] and Item 35 [Z-0076-98(30)] were held under Item 32 [U-0038-02].

(12:15 - 12:26)

4-2710

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
4. Conformance to all minimum requirements under Section B.4 of the Town Center Development Standards for an Alcoholic Beverage Sales use.
5. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code.
6. Conformance with the conditions of approval for all applicable Site Development Plan Review actions and the Town Center Development Standards.
7. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0040-02 - CENTENNIAL CROSSROADS LIMITED LIABILITY COMPANY -
Request for a Special Use Permit TO ALLOW RESTRICTED GAMING IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE; AND A REQUEST FOR A WAIVER OF THE MINIMUM 330-FOOT SEPARATION REQUIREMENT FROM SINGLE-FAMILY DWELLINGS. The subject property is located adjacent to the west side of John Herbert Boulevard between Buffalo Drive and Sky Pointe Drive (APN: 125-21-810-006 and 007), T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

6

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letters In Opposition
5. Telephone List

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESEDELL abstaining as the applicant is a client of their firms

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the affected residential properties are separated from the subject site by a 100-foot wide primary arterial. Staff recommended approval of the waiver and the of the special use permit request subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 34 - U-0040-02

MINUTES - Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion related to Item 32 [U-0038-02], Item 33 [U-0039-02], Item 34 [U-0040-02] and Item 35 [Z-0076-98(30)] were held under Item 32 [U-0038-02].

(12:15 - 12:26)

4-2710

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a restricted gaming license.
3. Conformance to all minimum requirements under Section B.4 of the Town Center Development Standards for a Gaming (Restricted) use.
4. This business shall operate in conformance to Chapter 6.40 (Gaming) of the City of Las Vegas Municipal Code.
5. Conformance with the conditions of approval for all applicable Site Development Plan Review actions and the Town Center Development Standards.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0076-98(30) - CENTENNIAL CROSSROADS PLAZA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED CONVENIENCE STORE; AND A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW GASOLINE PUMPS ADJACENT TO A PUBLIC RIGHT-OF-WAY on 8.63 acres located adjacent to the west side of John Herbert Boulevard between Buffalo Drive and Sky Pointe Drive (APN: 125-21-810-006 and 007), T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letters In Opposition
5. Telephone List

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESEDELL abstaining as the applicant is a client of their firms

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this project will be compatible with adjacent development with implementation of the recommended condition regarding the design of the gasoline sales canopy. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 35 - Z-0076-98(30)

MINUTES - Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion related to Item 32 [U-0038-02], Item 33 [U-0039-02], Item 34 [U-0040-02] and Item 35 [Z-0076-98(30)] were held under Item 32 [U-0038-02].

(12:15 - 12:26)

4-2710

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF MAY 9, 2002

Planning and Development Department

Item 35 - Z-0076-98(30)

CONDITIONS - Continued:

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. The gas sales canopy supports shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance compatibility with the convenience store.
12. The lighting in the underside of the gas pump canopy shall be recessed to avoid light spillover and glare.

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site of this site.
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
15. Site development to comply with all applicable conditions of approval for the Buffalo/95 (Regency) Final Map, Z-76-98, and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-0002-01(1) - CENTENNIAL CROSSROADS PLAZA, LIMITED LIABILITY COMPANY - Request for an Amendment to an Approved Master Sign PLAN TO ALLOW TWO MONUMENT SIGNS on property adjacent to the west side of John Herbert Boulevard between Buffalo Drive and Sky Pointe Drive (APN: 125-21-810-006 and 007), T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff has determined that this item should be STRICKEN from this agenda and considered by the Centennial Hills Architectural Review Committee.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letters In Opposition
5. Telephone List

MOTION:

McSWAIN - STRICKEN - UNANIMOUS with BUCKLEY abstaining as his law firm represents the property owner and he abstained at the sign subcommittee meeting, and TRUEDELL abstaining as this item involves one of his partnerships

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this item should be stricken from the agenda as it has been reviewed and approved by the Centennial Hills Architectural Review Committee.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 36 - MSP-0002-01(1)

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:05 - 6:07)
1-150

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SD-0017-02 - JOHN L. CROFTS - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Requirements for Landscaping and Parking FOR A PROPOSED 7,800 SQUARE FOOT RESTAURANT/TAVERN (THE ICE HOUSE) on 0.60 acres located at 650 South Main Street (APN: 139-34-302-003), M (Industrial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Opposition

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this site plan depicts an appropriate building and parking layout for the site. The building meets all applicable setbacks and all parking rows are of an appropriate width and breadth. The landscape plan does not currently depict compliance to the Downtown Centennial Plan standards. Therefore, staff has added a condition requiring the landscaping to be amended to illustrate compliance with those standards. Staff recommended approval subject to the conditions.

JOHN GOMES, 6665 Gazelle Drive, appeared in order to represent the owner. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 37 - SD-0017-02

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, asked whether this is a big change of the Downtown Centennial Plan requirements. MR. JESCHKE responded that the site plan does not indicate compliance with the Downtown Centennial Plan standards, so the conditions of approval require the applicant to come into compliance.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:26 - 12:28)

4-3200

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by the Planning and Development staff, prior to the time application is made for a building permit to reflect the building “pushed up” to the sidewalk as required in map 12 (page 45) of the Downtown Centennial Plan.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect a minimum eight foot wide landscaped setback with parking lot screen along the entire length of the visual exposure as required by section DS3 of the Downtown Centennial Plan.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect an amenity zone along the Main Street frontage that is designed thematically with palm trees as the primary landscape element (25 feet or greater in height with 30 foot spacing preferred and a maximum of 35 foot spacing). Shade trees, in single or double rows, may be provided alternately between palm trees to provide shade and pedestrian comfort. These trees are to be placed within a five-foot wide amenity zone that is directly adjacent to the roadway. The amenity zone will consist of concrete with tree-wells and tree-grates around the required thematic trees

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 37 - SD-0017-02

CONDITIONS - Continued:

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 25 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new off-site improvements shall comply with Downtown Centennial Plan requirements.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 37 - SD-0017-02

CONDITIONS - Continued:

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

17. Landscape and maintain all unimproved right(s)-of-way on Main Street adjacent to this site.
18. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Main Street public right-of-way adjacent to this site prior to the issuance of any permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0013-01(1) - RANCHO GENERAL PARTNERSHIP - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 30,058 SQUARE-FOOT OFFICE COMPLEX on 2.85 acres adjacent to the east side of Rancho Drive, approximately 250 feet south of Charleston Boulevard (APN's: 162-04-101-011, 012 and 014), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not applicable
3. Staff Report
4. Letter In Opposition

MOTION:

QUINN - DENIED - UNANIMOUS with McSWAIN and TRUESDELL voting NO and BUCKLEY abstaining as his brother is a partner in this project

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the site plan depicts an appropriate layout and circulation pattern for the site. However, the proposed landscaping is deficient. The Urban Design Guidelines and Standards requires that landscape planters adjacent to rights-of-way shall be a minimum of 15 feet in width and that interior planters be a minimum of eight feet in width. The landscape plan currently depicts a 10-foot wide planter along Rancho Drive and a six-foot wide planter along the north property line. In addition, Condition 9 of the original rezoning [Z-0013-01] required that all buildings be limited to one story in height. While all buildings in this

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 38 - Z-0013-01(1)

MINUTES - Continued:

proposal are of one story, their elevations depict raised foyers and resemble two story buildings. Furthermore, the buildings do not appear to comply with Residential Adjacency Standards which require a building to maintain a 3 to 1 slope from the nearest residential property line. Staff recommended denial.

DAVID MASON, 516 South 6th Street, appeared in order to represent the application. Through a long process of negotiating with the neighbors the result was that they were in agreement. One issue was that the neighbors did not want office employees looking into the residents' properties, so they changed the design. This complex will be single-story buildings. They have exceeded the height requirement by three feet on one building. In addition, they will put the mechanical equipment on the roof. Other issues with the neighbors was 36-inch box trees, heavily landscaped, raising the wall on the south and part of the east side and dedicate 8.5 feet to the City in the front of the property so that if Rancho Drive is widened there will be the land available. He lives directly across the street. They want to have as much parking as possible. However, they would like to eliminate the landscape fingers so they could acquire 15 more parking spaces.

This building will comprise various types of office businesses, not just medical offices. It will be called Rancho Courtyard. Where there is 10 feet of landscaping, instead of 15 feet, the ordinance indicates there can be an encroachment of 15% of adjacent landscaping, not to exceed 5 feet. With 15% of the adjacent landscaping, they can encroach within the ordinance requirement of 3.3 feet. Therefore, they are requesting a variance of 1.7 feet. There would actually be 18.5 feet of landscaping in the front where typically there would be 15 feet.

The 6-foot high wall on the north side already exists and he would like to maintain it. The wall in the back is 6 feet high and he has agreed with the neighbors to make it 2 feet higher. He will also put small trees on the neighbors' side of that wall. This is a nice building with a clean design.

MR. JESCHKE added that Condition 12 refers to new walls.

RICHARD THRELFALL, Architect, 1211 South 9th Street, appeared on behalf of the applicant.

No one appeared in opposition.

COMMISSIONER McSWAIN thought this office complex is appropriate for this neighborhood.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 38 - Z-0013-01(1)

MINUTES - Continued:

COMMISSIONER QUINN said he would be willing to support eliminating the landscape fingers, but the structure is too intense for the site. MR. MASON responded that the neighbors do not object to the size of the structure.

CHAIRMAN GALATI commented that this office complex was approved by the Planning Commission with the understanding that it would be P-R (Professional Office and Parking), not 30-foot tall buildings, but a development that would be compatible with the single story ranch style residences. Thirty foot high buildings are too excessive for the site. He wants the surrounding homes to be buffered very well.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(12:28 - 12:53)

4-3370

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0073-82(1) - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 7,700 SQUARE-FOOT SENIOR CITIZEN CENTER AND THE EXPANSION OF MIRABELLI PARK on 3.00 acres, located on the north side of Garwood Avenue, adjacent to the western terminus of Hargrove Avenue (APN: 138-35-501-010) C-V (Civic), Ward 1 (M McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Charleston Neighborhood Preservation Document

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with GALATI abstaining as his firm has a park project with the City of Las Vegas

To be heard by the City Council on 6/5/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this proposed Senior Center is compatible with the surrounding developed area. The materials proposed are appropriate for the area. Staff recommended approval subject to the conditions.

DAVID ROARK, City of Las Vegas, Public Works, appeared in order to represent the application. He concurred with the conditions. This is going to be a park and senior citizens center.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 39 - Z-0073-82(1)

MINUTES - Continued:

JUANITA CLARK, Charleston Neighborhood Preservation, appeared in approval. She was concerned about what conditions are being imposed on this application and objected to the name of the center being Mirabelli. She liked the placement of the building on the land. The skylights are vital and the parking lot lighting is adequate. She would prefer the senior center be more user friendly, more functional and more accommodating for the increase in senior population. It will have a Freus cooling tower, which saves power. She read a letter which offered the following changes: No wood trellis, building wall on the north to be extra soundproof, too much unused space on the porch on the south side, masonry posts, porch on east side is non-functional, and west side needs to have a glass block window in the classroom. The west wall should be lengthened to 20 feet, which would widen the hallway and gallery area, increase traffic space near restroom doors and add restroom area. More space needs to be allocated for restrooms. She requested a covered pool.

ROBERT GENZER, Planning and Development, responded that staff's conditions are basically standard. However, staff would provide her with a copy of the conditions so she can review them before this item is heard by the City Council.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:13 - 6:21)

1-370

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 39 - Z-0073-82(1)

CONDITIONS - Continued:

5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. City of Las Vegas Petition of Vacation VAC-4-02, to vacate the existing Hargrove Avenue cul-de-sac, must record prior to the issuance of any building permits overlying the area to be vacated.
10. Provide an access corridor acceptable to the Department of Public Works for the abutting property to the west (APN#138-35-501-002) prior to the issuance of any building permits.
11. Construct half-street improvements, including the curve transition where Hargrove Avenue and Garwood Avenue intersect adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
12. Coordinate with the Collection Systems Planning Section of Public Works regarding the relocation of any existing sewer lines along the US-95 Corridor prior to the submittal of any construction drawings.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 39 - Z-0073-82(1)

CONDITIONS - Continued:

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
14. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0076-98(32) - JOSEPH SCALA ON BEHALF OF HAROLD DREZNER - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 48,562 SQUARE FOOT NEW AUTO DEALERSHIP (COURTESY MITSUBISHI) on 7.11 acres, located adjacent to the west side of Centennial Center Boulevard, approximately 2,400 feet north of Tropical Parkway (APN: 125-28-110-003), T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with TRUESEDELL abstaining as his firm has done work for Swisher & Hall Architects

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this development will be visually compatible with the existing commercial development in the Centennial Center. The applicant has requested a waiver of the landscaping standards for the vehicle storage area located in the rear portion of the site. Similar waivers have been granted for other auto dealerships in the area. Staff recommended approval of the waiver and the Site Development Plan Review subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 40 - Z-0076-98(32)

MINUTES - Continued:

REBECCA RALSTON, Swisher & Hall Architects, 7373 Peak Drive, #250, appeared in order to represent the applicant. She concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:53 - 12:55)

5-620

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets

PLANNING COMMISSION MEETING OF MAY 9, 2002

Planning and Development Department

Item 40 - Z-0076-98(32)

CONDITIONS - Continued:

7. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee prior to the issuance of a Certificate of Occupancy for any building on the site.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. A detailed landscaping plan shall be approved by Planning and Development Department staff, prior to the time application is made for a building permit, that depicts the landscaping and hardscaped areas in the Amenity Zone as shown in the Town Center Development Standards. The landscape plan detail plant types, sizes, and locations as required by the Town Center Development Standards. Onsite trees shall conform to the landscaping standards of Town Center. Palm trees shall be at least 25 feet in height. All other trees shall be 18 feet in height. The landscape plan shall include sufficient information to confirm conformance with spacing requirements.
13. A detailed plan depicting sidewalk construction shall be approved by Planning and Development Department staff, prior to the time application is made for a building permit that complies with the Town Center Development Standards.
14. Parking lot lights shall match those previously approved as part of Site Development Plan Review Z-76-98 (1).

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 40 - Z-0076-98(32)

CONDITIONS - Continued:

Public Works

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Town Center Standards concurrent with development of this site.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
18. Site development to comply with all applicable conditions of approval for Z-76-98, the Centennial Centre Master Plan, the approved Traffic Impact Analysis, and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0118-96(2) - GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - Request for a Review of Condition on an approved Rezoning to allow a 15-foot setback where 20 feet is required by condition #7 of Rezoning (Z-0118-96) on properties located adjacent to the northeast corner of Torrey Pines Drive and Azure Drive (APN: 125-26-512-017 through 021, 026, 027, 028, and 030), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the reduction of the rear setback will allow the placement of the new developers housing product. The reduction only applies to a small handful of lots that are located on the interior of the development. Staff recommended approval subject to the conditions.

GLORIA RIEMER, Carter & Burgess, Inc., 6655 Bermuda Road, appeared on behalf of the applicant. She concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 41 - Z-0118-96(2)

MINUTES - Continued:

STEVE HELERSTEEN, 6221 Travel Street, appeared in protest. He did not receive notification when this item first appeared on the agenda. All the homes in the area are set back 20 feet. He wondered why only nine of the homes are involved in the setback reduction. The surrounding homes are all rather large. CHAIRMAN GALATI clarified that this request is not to reduce the front yard setback, just the rear yard.

ROBERT GENZER, Planning and Development, said this project was first approved in 1998.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:55 - 1:00)

5-720

CONDITIONS:

Planning and Development

1. Condition #7 of Rezoning (Z-0118-96) shall be amended to read:

The minimum setbacks shall be as follows:

The setbacks shall be 20 feet in the front, 20 feet in the rear, 5 feet on the side and 15 feet on a corner side, provided however;

R-D setbacks shall be applied to all lots backing to the beltway from Torrey Pines Drive east approximately 950 feet, and;

The setbacks for Lots 17 through 21, 26 through 28, and 30 in Copperfield Unit 3 shall be 20 feet in the front, 15 feet in the rear, 5 feet on the side and 15 feet on a corner side.

2. Site Development to comply with all applicable conditions of approval for Rezoning (Z-0118-96) and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-0030-02 - MBP INDUSTRIES - Petition of Vacation submitted by MBP Industries to vacate an excess portion of Joann Way generally located west of Rancho Drive, north of Cheyenne Avenue, Ward 6, (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDALL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, clarified that this item should have indicated the site is in Councilman Mack's Ward 6. This Vacation will not eliminate public access to any abutting parcels, nor reduce the traffic handling capability of this roadway. Staff recommended approval subject to the conditions.

THOMAS HELLUMS, 1008 Scarlet Ridge, appeared in order to represent the application. He concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 42 - VAC-0030-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(1:00 - 1:02)

5-890

CONDITIONS:

1. This Petition of Vacation shall be modified to retain a Public Drainage Easement over the entire vacated area unless the applicant presents an approved Technical Drainage Study indicating that such easement is not required.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-0031-02 - WARMINGTON E R ASSOCIATES LIMITED PARTNERSHIP -
Petition of Vacation submitted by Warmington E R Associates Limited Partnership to vacate portions of excess drainage easements generally located west of the intersection of Pinnacle Heights Lane and Rocky Cliff Place, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this Vacation will not adversely affect any abutting parcels. Staff recommended approval subject to the conditions.

STEFFANIE NELSON, PBS&J, 901 North Green Valley Parkway, Henderson, Nevada, appeared on behalf of the applicant. She concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 9, 2002
Planning and Development Department
Item 43 - VAC-0031-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(1:02 - 1:03)

5-940

CONDITIONS:

1. This Petition of Vacation shall be amended to retain a 20-foot public sewer easement across the proposed vacated area adjacent to Common Lot "F" of Eagle Rock subdivision.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0012-67(2) - ANDREW FONFA - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 1,900 SQUARE FOOT RETAIL BUILDING AND A PREFABRICATED WATER KIOSK on 0.73 acres located at 3641 West Sahara Avenue (APN: 162-08-101-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable

MOTION:

TRUESELL - ABEYANCE to the 5/23/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY, EVANS and GOYNES excused

MINUTES:

CHAIRMAN GALATI called this application forward after Item 7 [Z-0167-94(2)].

ANDREW REED, Planning and Development, stated that the applicant requested this item be held in abeyance to the next meeting, as he did not want to stay at the meeting due to the length of Item 7 [Z-0167-94(2)]. Staff did not have a problem in having this item held in abeyance to the next meeting as it is a simple report.

There was no further discussion.

(11:28 - 11:29)

4-761

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0102-86(5) - THREE B'S INCORPORATED - Request for a Site Development Plan Review FOR THREE PROPOSED RETAIL BUILDINGS TOTALING 133,284 SQUARE FEET on approximately 17.1 acres, located adjacent to the south side of Charleston Boulevard, between Durango Drive and Merialdo Lane (APN: 163-05-517-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff has determined that this item is not necessary and should be STRICKEN from the agenda

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - STRICKEN - UNANIMOUS

MINUTES:

ANDREW REED, Planning and Development, stated staff has determined this application is unnecessary and should be stricken from the agenda.

There was no discussion.

(6:07)

1-180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 9, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TA-0007-02 - CITY OF LAS VEGAS - Discussion and possible action to amend Section 19.06.110.E of the Zoning Code to clarify the landscaping requirement for projects in the Centennial Hills Town Center, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUESDALL - ABEYANCE to the 6/13/2002 Planning Commission meeting - UNANIMOUS

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated staff would like to have this item held in abeyance until the 6/13/2002 Planning Commission meeting so that additional information can be gathered.

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:07 - 6:08)



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 9, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

NONE

MEETING ADJOURNED AT 1:03 A.M.

Respectfully submitted:

DEENY ARAUJO, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK